

## **Exhibit "A"**

### **LEGAL NOTICE**

**DATE TO BE PUBLISHED: March 5, 2002 ONLY**

**BILL TO:     ATTN: MRS. KIM FOUTZ  
              P.O. BOX 9960  
              COLLEGE STATION, TX 77842**

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### **NOTICE OF PUBLIC HEARING**

The College Station City Council will hold a public hearing to consider an ordinance designating two tracts approximately 137.1386 acres and 55.5014 acres respectively in the Richard Carter Survey A-8, J.W. Scott Survey A-49, College Station, Brazos County, Texas conveyed to College Main Apartments Ltd. by CSL Properties, by deed recorded in Volume 3687, Page 258 and conveyed to TAC Realty Inc. by College Main Apartments Ltd by deed recorded in Volume 4428, Page 248 of the Deed of Records of Brazos County, Texas; and generally located at the southeast corner of the intersection of Highway 60 and Copperfield Drive in College Station, as Reinvestment Zone Fifteen (15) for a Tax Increment Financing District as provided in the Tax Increment Financing Act. This public hearing will discuss the creation of the zone and its benefits to the municipality and other matters related thereto. At the hearing any interested person may speak for or against the creation of the zone, its boundaries, or the concept of tax increment financing.

The hearing will be held in the City Council Chamber at College Station City Hall, located at 1101 Texas Avenue, College Station, Texas at 7:00 p.m. on Thursday, March 14, 2002.

Any request for sign interpretative services must be made 48 hours before the meeting. To make arrangements call (979) 764-3547 or (TDD) 1-800-735-2989.

For additional information, please call Kim Foutz, Director of Economic Development, City of College Station Department of Economic Development, at (979) 764-3753.

CSL of Texas, Inc.  
192.64 Acre Tract  
Richard Carter Survey, A-8  
J. W. Scott Survey, A-48  
College Station, Brazos County, Texas

Field notes of a 192.64 acre tract or parcel of land, lying and being situated in the Richard Carter Survey, Abstract No. 8 and in the J. W. Scott Survey, Abstract No. 49, College Station, Brazos County, Texas, and being all of the 167.64 acre tract described in the deed from Texas Instruments, Inc., to CSL of Texas, Inc., recorded in Volume 2730, Page 82, of the Official Records of Brazos County, Texas, and all of the called 25.00 acre tract described in the deed from Bryan Coca-Cola Bottling Co. to CSL of Texas, Inc., recorded in Volume 3055, Page 216, of the Official Records of Brazos County, Texas, and said 192.64 acre tract being more particularly described as follows:

**BEGINNING** at the  $\frac{1}{2}$ " iron rod found at an 8" creosote post fence corner marking the north corner of the beforementioned 25.00 acre tract in the southeast right-of-way line of Farm to Market Road No. 80, same being the occupied west corner of the Peters, et al - called 46.19 acre tract as recorded in Volume 223, Page 112, of the Deed Records of Brazos County, Texas;

**THENCE** along the common occupied line between the beforementioned 25.00 acre tract \ 167.64 acre tract (lying to the southwest) and the beforementioned 46.19 acre tract \ 113.67 acre tract (lying to the northeast) described in the deed to Carrara Partnership recorded in Volume 586, Page 488, of the Deed Records of Brazos County, Texas, as follows:

S 53° 39' 04" E for a distance of 119.53 feet to a  $\frac{1}{2}$ " iron rod set at an angle point corner, from which a 4" cedar post bears N 23° 15' 08" E - 1.2 feet, and a 20" post oak tree fence angle point bears S 51° 15' 46" E - 18.3 feet,  
S 46° 08' 49" E for a distance of 162.98 feet to a 27" post oak tree fence angle point,  
S 43° 17' 58" E for a distance of 128.28 feet to a  $\frac{1}{2}$ " iron rod set for angle point corner, from which a 20" post oak tree fence angle point bears N 45° 08' 29" W - 9.0 feet,  
S 44° 31' 15" E at a distance of 670.65 feet pass a  $\frac{1}{2}$ " iron rod found marking the east corner of the 25.00 acre tract, from which a 26" post oak tree fence angle point bears N 40° 02' 40" W - 25.8 feet, continue on for a total distance of 1269.44 feet to a  $\frac{1}{2}$ " iron rod found at cross-tie fence corner marking the common corner between the 46.19 acre tract and the 113.67 acre tract,  
S 44° 58' 40" E for a distance of 1346.44 feet to a  $\frac{1}{2}$ " iron rod found at a 6" cedar post fence corner marking the east corner of the 167.64 acre tract, same being in the northwest right-of-way line of State Hwy No. 30;

**THENCE** along the northwest right-of-way line of State Hwy No. 30, same being the southeast line of the beforementioned 167.64 acre tract, as follows:

S 44° 21' 44" W for a distance of 2387.10 feet to a  $\frac{1}{2}$ " iron rod set at the beginning of a curve, concave to the southeast, having a radius of 2924.79 feet, a broken concrete right-of-way marker bears S 40° 20' 44" W - 8.7 feet,



CSL of Texas, Inc.  
192.64 Acre Tract  
Richard Carter Survey, A-8  
J. W. Scott Survey, A-49  
College Station, Brazos County, Texas  
Continued - Page 2

Southwesterly along said curve for an arc length of 450.07 feet to the end of this curve, the chord bears S 39° 57' 14" W - 449.62 feet, a concrete right-of-way marker bears S 53° 08' 47" W - 0.67 feet and a ½" iron rod found bears S 13° 25' 23" W - 0.60 feet,

S 35° 32' 44" W for a distance of 286.46 feet to a ½" iron rod found at a 6" creosote post fence corner marking the east corner of the called 57.304 acre tract described in the deed recorded in Volume 1192, Page 376, of the Official Records of Brazos County, Texas, from which a 1" iron pipe found marking the south corner of a 250,000 acre tract recorded in Volume 424, Page 672, of the Deed Records of Brazos County, Texas, bears S 35° 38' 36" W - 400.21 feet;

THENCE along the common line between the beforementioned 167.64 acre tract and the 57.304 acre tract, adjacent to a fence, as follows:

N 46° 22' 03" W for a distance of 1510.58 feet to a ½" iron rod found at a 6" creosote post fence angle point,  
N 01° 54' 20" E for a distance of 1377.16 feet to a ½" iron rod found near a 6" creosote post fence angle point,  
N 40° 28' 06" W for a distance of 662.29 feet to a ½" iron rod found at a 6" creosote post fence corner marking the north corner of the 57.304 acre tract in the southeast right-of-way line of the beforementioned FM No. 60 and same being in the west corner of the beforementioned 167.64 acre tract;

THENCE N 44° 15' 21" E along the southeast right-of-way line of FM No. 60, same being the northwest line of the beforementioned 167.64 acre tract and the 25.00 acre tract, adjacent to a fence, for a distance of 2089.58 feet to the PLACE OF BEGINNING, containing 192.64 acres of land, more or less.

Bearings based on True North, as obtained by Solar Observation.



Prepared 11/16/99  
1999-026, Vol. 162

Surveyed November 1999

By:

A handwritten signature in black ink, appearing to read "S. M. Kling".

S. M. Kling  
R.P.L.S. No. 2003

EXHIBIT "C"

MARK HOBSON SUBDIVISION,  
PHASE ONE  
LOT 1 AND 2, BLOCK 1  
26.385 ACRES  
VOLUME 3656, PAGE 210  
B.C.D.R.

TEXAS A & M UNIVERSITY  
(CALLED 57.304 ACRES)  
VOLUME 1192, PAGE 376  
B.C.D.R.

5515014 ACRE TRACT  
AS DESCRIBED IN FIELD NOTES  
PREPARED BY MICHAEL R.  
McCLURE, R.P.L.S. NO. 2859,  
DATED ON OR ABOUT JANUARY  
22, 2001

J. W. SCOTT SURVEY  
ABSTRACT NO. 49  
BRAZOS COUNTY, TEXAS

COLLEGE MAIN APARTMENTS, LTD.  
(CALLED 192.64 ACRES)  
VOLUME 3687, PAGE 258  
B.C.D.R.

J. W. SCOTT SURVEY  
MARIA KEGANS SURVEY

TODD CARNS D/B/A T.C.  
CUSTOM HOMES, AND  
BILLY A. PEARCY  
(CALLED 6.63 ACRES)  
VOLUME 3899, PAGE 42  
B.C.D.R.

HARVEY HILLSIDES  
BLOCK 4

GARDNER PARKER  
CALLED 3.18 AC  
FIRST TRACT—EXHIBIT "A"  
VOLUME 1245, PAGE 758

MADEINE PAR  
CALLED  
SECOND TRACT  
VOLUME 1246  
B.C.

ISBY, III  
38 ACRES  
PAGE 581  
B.C.D.R.

EXISTING SEWER LINE



**Exhibit "D"**  
**Preliminary Project and Finance Plan**

**A copy of the preliminary project and finance plan is available for public view at the City Secretary's office located at 1101 Texas Avenue, College Station, TX.**

**A PETITION TO THE CITY COUNCIL OF THE CITY OF COLLEGE STATION  
FOR THE DESIGNATION OF REINVESTMENT ZONE NUMBER FIFTEEN,  
CITY OF COLLEGE STATION, TEXAS  
UNDER CHAPTER 311, TAX CODE**

**TO THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS:**

Pursuant to the provisions of Chapter 311, of the Texas Tax Code as amended (the "Code"), the undersigned Petitioners hereby request the City Council of the City of College Station, Texas (the "City"), to establish within the City a reinvestment zone (the "Zone") over an area of land described by metes and bounds in Exhibit "A" and shown as Exhibit "B" (the "College Station Reinvestment Zone Number 15 Area"). Petitioners are the owners of property constituting at least 50 percent of the appraised value of the property in the College Station Reinvestment Zone Number 15 Area according to most recent certified appraisal roll for the County of Brazos, Texas.

Petitioners represent to the City Council that:

1. The area proposed to be included in the Zone is entirely within the corporate limits of the City. The area proposed to be included in the Zone is generally undeveloped, but shall be devoted primarily to light industrial, commercial, office, retail, and multi-family uses.
2. Unless the zone is created as requested by Petitioners, the development of the College Station Reinvestment Zone Number 15 Area will be impeded because the area is predominantly open, unproductive, underdeveloped and other factors.

The Petitioners would respectfully request the City Council as follows:

1. To create the proposed Zone pursuant to the provisions of Chapter 311 of the Code and name it the "Reinvestment Zone Number 15, City of College Station, Texas."
2. To provide that the Zone contain the area described by metes and bounds in "Exhibit A" and as shown hereto as "Exhibit B", both of which are incorporated herein for all purposes.
3. To provide that the Zone have all the powers of a reinvestment zone created pursuant to the provisions of Chapter 311 of the Code.
4. To appoint a Board of Directors for the Zone to exercise the authority granted by Chapter 311 for administration, management, and operation of



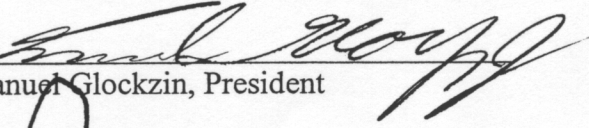
the Zone and implementation of the Zone project plan and Zone financing plan.

5. To provide such other action and assistance as the City Council may deem necessary and appropriate to assist in the development of the College Station Reinvestment Zone Number 15 Area.


Respectfully submitted to the City Council of the City of College Station by and through its City Secretary this 14 day of Jan., 2002, by the undersigned Petitioners.

PETITIONERS:

COLLEGE MAIN APARTMENTS, LTD.  
a Texas Limited Partnership  
c/o: Cambridge Interests, Inc., General Partner

By:   
Emanuel Glockzin, President

TAC REALTY, INC., a Texas corporation

By:   
Donald A. Adam, Chief Executive Officer

Recording Data:

Owner's Deeds are recorded in Vol. 3687, pg 258 of  
the Deed Records of Brazos County, Texas.

Recording Data:

Owner's Deeds are recorded in Vol. 4428, pg 248  
of the Deed Records of Brazos County, Texas.

By executing this Petition, the foregoing persons represent and warrant that they are duly authorized to execute this Petition on behalf of the respective entity named above.